

**STAFF MEETING MINUTES
LANCASTER COUNTY BOARD OF COMMISSIONERS
COUNTY-CITY BUILDING
ROOM 113
TUESDAY, APRIL 30, 2002
9 A.M.**

Commissioners Present: Bob Workman, Chair
Bernie Heier, Vice Chair
Kathy Campbell
Larry Hudkins
Ray Stevens

Others Present: Kerry Eagan, Chief Administrative Officer
Gwen Thorpe, Deputy Chief Administrative Officer
Bruce Medcalf, County Clerk
Ann Taylor, County Clerk's Office

The Staff Meeting was called to order at 9:03 a.m.

AGENDA ITEM

1 APPROVAL OF STAFF MEETING MINUTES OF THURSDAY, APRIL 25, 2002

No action taken.

2 ADDITIONS TO THE AGENDA

None were stated.

3 NASH FINCH BUILDING - Don Killeen, County Property Manager; Roger Figard, City Engineer; Tim Pratt, City Public Works/Utilities; Terry Wagner, Lancaster County Sheriff; Marc Wullschleger, Urban Development Director; Jim Hille, Sinclair Hille & Associates Inc.

Roger Figard, City Engineer, said the City Public Works/Utilities Engineering Services Department would like to implement a Comprehensive Long Range Plan, utilizing the Quadrant Concept, and said the intent is to work with other agencies to maximize the public's investment in facilities (Exhibit A).

Marc Wullschleger, Urban Development Director, explained central facility site requirements (see Exhibit A):

- 30+ acres
- Located within 5-10 minutes of the County/City Building
- Not in the floodplain
- Expansion possibilities
- Adequate connections to major arterials
- No impact on residential neighborhoods
- Should not impact entryway corridors
- Located near City owned "Dark Fiber"
- Affordable
- Must accommodate fuel tanks
- Ownership preferred to leasing
- Free of environmental concerns
- Zoned Industrial (I)-1 or Industrial (I)-2
- Ability to service West and North Lincoln

Wullschleger also reviewed sites evaluated for a central facility and a comparison of sites with buildings (Nash Finch, 800 Cattail Drive; Anderson Ford, 1901 West "O" Street; and Cushman/Textron, 900 North 21st Street) (see Exhibit A).

Jim Hille, Sinclair Hille & Associates Inc., reviewed the preliminary design concepts for the Nash Finch Building (see Exhibit A). He explained that over \$3 million in site improvements are needed, which is one third the cost of the proposed project. Hille said he had initial concerns that a warehouse could be converted for this use, but said comparison with a new facility in Davenport, Iowa that has a similar configuration has convinced him that the Nash Finch building is worth consideration.

Don Killeen, County Property Manager, reviewed agency vehicle storage needs:

Building & Safety Department	1,440 sq. ft.
Lincoln/Lancaster County Health Department	2,160 sq. ft.
Citizen Information Center (CIC)	720 sq. ft.
Lancaster County	1,440 sq. ft.
Emergency Management	2,160 sq. ft.
Lancaster County Sheriff	3,600 sq. ft.
Lincoln Fire Department/Urban Search & Rescue	12,960 sq. ft.
Total	24,480 sq. ft.

Killeen said most of these agencies are leasing space at the rate of \$5 to \$6.25 per square foot and said debt service for the proposed project is estimated to be \$4.04 per square foot (\$4.50 with utilities).

Figard reported a total project cost of \$17,277,872 which includes the purchase price, site improvements, fiber costs and renovation costs.

Hille noted that a 15-20 percent savings is projected for the renovation versus new construction.

In response to a question from Campbell, Killeen said the estimated cost to meet Lancaster County's vehicle storage needs is \$1.2 million, without land or site related costs, and said the Nash Finch proposal is comparable to that cost.

Campbell asked Killeen to provide the Board with a breakdown of how much of the projected 28,000 square feet in tenant space in the Nash Finch Building will be used by county agencies.

Wullschleger said the City Council had asked that public sites be looked at and said a site at the Lincoln Airport is currently being assessed.

Heier asked about utilization of the overhead space in the Nash Finch Building and whether the excess space is figured in the cost.

Figard said the rental costs are projected to be less than what is currently paid and said the excess space can be used for future expansion.

Campbell inquired about the timetable for a decision.

Wullschleger said a proposal will be ready in three to six weeks.

Workman asked whether the deal hinges on the County's participation.

Wullschleger said it could, as the Nash Finch Building is too large for City Public Works/Utilities.

Workman also inquired about access to the facility.

Hille said access to the Nash Finch Building will be on Northwest 12th Street or through the Highlands Subdivision.

Figard said he envisions a separate access off Northwest 12th Street, on the north side of the facility, in addition to a connection through the University of Nebraska Technology Park.

Tim Pratt, City Public Works/Utilities, reviewed a cost comparison of the Davenport, Iowa facility, the cost of constructing a new facility on inexpensive land (42 acres @ \$1.50 per square foot) and the total Nash Finch Building cost (see Exhibit A) and said Nash Finch is the least expensive, at a projected cost of \$17,227,712.

Workman asked whether the time might come when City Public Works/Utilities would have need for the entire building and would ask the County to vacate.

Figard said it could.

Pratt said he would believe expansion needs would be met by the satellite sites.

In response to a question from Hudkins, Wullschleger said the University of Nebraska does not favor the Nash Finch proposal and residents of the Highlands Subdivision have expressed concern about pollution, traffic and noise.

Hudkins said access through the Highlands Subdivision is also opposed. He asked how the City plans to pay back bonds for the project.

Figard said City Public Works/Utilities believes it is appropriate to use state fuel tax dollars to pay back the City's portion of the debt service.

Hudkins asked whether City Public Works/Utilities must vacate its Charleston Street site.

Figard said it is not required to do so.

Terry Wagner, Lancaster County Sheriff, said he articulated his concerns regarding the proposal in a letter to the Board and the Public Building Commission (Exhibit B). He said he believes a facility at 444 Cherry Creek Road would be a better long-term solution for the Sheriff's Office and Emergency Management.

4 COUNTY-CITY BUILDING PARKING GARAGE - Don Killeen, County Property Manager; Jim Hille and Dan Grasso, Sinclair Hille & Associates Inc.; Terry Wagner, Lancaster County Sheriff

Dan Grasso, Sinclair Hille & Associates Inc., reviewed plans to construct a parking garage between 9th and 10th Streets and "K" and "L" Streets, referring to schematic drawings:

- Lower Level Connection Plan
- Street Level Connection Plan
- West Elevation (9th Street) and South Elevation ("K" Street)
- 10th Street Elevation
- "K" Street Parking Deck

Grasso said the first level will be a surface lot with 300 parking stalls to accommodate fleet vehicles and employee parking, with on-grade access off 9th Street. He noted that City Public Works/Utilities is concerned with heavy traffic on 9th and 10th Streets and said acceleration and deceleration lanes are recommended. Grasso noted that "K" and "L" Streets are also heavily used, as they connect with Capitol Parkway.

Grasso said the upper level is intended for public use and has on-grade access off 10th Street. He said it will have 178 parking stalls and said there is an area to the right that will be set aside for future use. An enclosed stairwell and elevator will be located on the "K" Street side. Grasso said footings and foundations are also included in the project to allow the deck to be expanded three additional levels in the future, for a total of 972 parking stalls.

Jim Hille, Sinclair Hille & Associates Inc., noted that this structure will have 45-50 more stalls than the public parking lot that was located east of the County-City Building.

Don Killeen, County Property Manager, noted that the existing leases for parking will be terminated and that parking will be consolidated in the lower level of the structure.

Grasso said an additional component of the project is to provide the public and employees with a safe, accessible route from the parking structure to the government complex. He said skywalk and underground connection options were explored with a determination that an underground connection, with natural lighting, that links the lower level of the parking structure to existing stairs and elevators that connect to the main "spine" of the County-City Building was most cost effective.

Hille said the connector addresses issues of accessibility, safety and site security. He projected the cost of the connector at \$273,000.

Campbell reported that a private citizen has offered to donate \$225,000 towards the connector cost.

Terry Wagner, Lancaster County Sheriff, said the connector could provide a delivery point for the government complex (Exhibit C). He said surveillance cameras and restricted access after business hours will also heighten security.

Campbell said the Public Building Commission has also discussed restricting parking around the perimeter of the government complex to law enforcement vehicles.

Hudkins noted that City Public Works/Utilities is concerned with traffic flow around the government complex and suggested that public parking along "K" Street be eliminated to better facilitate the traffic flow.

Hille said City Public Works/Utilities would also like egress and ingress access to the parking structure to be off "K" and "L" Streets, the midpoint of the structure, rather than 9th and 10th Streets. He said "That physically doesn't work."

Heier asked whether access could be provided off all four streets.

Hille said that could be offered as a compromise solution, but said it would alter the cost effectiveness of the structure.

Hudkins said he believes City Public Works/Utilities should have brought their concerns forth earlier.

MOTION: Hudkins moved and Campbell seconded to authorize Sinclair Hille & Associates Inc. to relay to City Public Works/Utilities that the County Board supports elimination of public parking along "K" Street to allow for an additional lane of traffic. Campbell, Stevens, Workman, Heier and Hudkins voted aye. Motion carried.

MOTION: Campbell moved and Stevens seconded to recommend that the Public Building Commission accept the citizen donation and put the underground connector and elevator into the plan. Hudkins, Heier, Stevens, Campbell and Workman voted aye. Motion carried.

5 ADJOURNMENT

MOTION: Heier moved and Hudkins seconded to adjourn the meeting at 11:13 a.m. Campbell, Stevens, Workman, Heier and Hudkins voted aye. Motion carried.

Bruce Medcalf
County Clerk